ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0002 Springdale Commons Residences Z.A.P. DATE: April 21, 2020

ADDRESS: 7701- ½ Old Manor Road AREA: 5.0 acres

DISTRICT AREA: 1

OWNERS/APPLICANTS: KDKB, LLC (Kanton Labaj)

AGENT: Alice Glasco Consulting (Alice Glasco)

REZONING FROM: GR and MF-2-CO TO: MF-4, as amended

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request for zoning from GR and MF-2-CO to MF-4. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

ZONING & PLATTING COMMISSION RECOMMENDATION:

April 21, 2020: To grant MF-4 zoning as recommended, on consent.

CITY COUNCIL ACTION:

June 4, 2020:

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin PHONE: 512-974-2122
e-mail: heather.chaffin@austintexas.gov

ISSUES:

No issues at this time. The Applicant originally filed a request for MF-6 zoning, but later changed the request to MF-4.

CASE MANAGER COMMENTS:

The subject property is located on the southeast corner of Old Manor Road and Springdale Road. The undeveloped property is zoned GR, with a small portion zoned MF-2-CO. The conditional overlay on the MF-2-CO zoned portion prohibits duplex residential land use. This portion of Springdale Road is part of the Springdale Road Activity Corridor. Immediately to the east is property zoned MF-2-CO that is developed with multifamily residential use. Further east is a single family and duplex residential neighborhood with a mix of SF-2, I-RR, and other single family zoning classifications. Across Old Manor Road to the north are properties zoned LI-CO and P. The LI-CO parcel is undeveloped; the P zoned property includes Travis County civic land uses, including emergency services. Immediately south is land zoned LO that is mostly undeveloped except for a K-12 charter school. Further south, across Pecan Brook Drive, is the Wilhelmina Delco Center, zoned GR. ***(Please see Exhibits A and B-Zoning Map and Aerial Exhibit)***.

Staff supports the proposed rezoning to MF-4 to allow multifamily development of the property. This portion of Springdale Road is an Activity Corridor, which is an appropriate location for multifamily residential development. The property is immediately adjacent to MF-2-CO property and LO zoned property. These properties provide a transition from this MF-4 parcel to the single family neighborhood to the east. A wide range of community services and amenities are located nearby, including the Wilhelmina Delco Center and the Noack Sports Complex. The addition of MF-4 will also contribute to a wider range of housing options in the area.

BASIS OF RECOMMENDATION:

1. Zoning changes should promote compatibility with adjacent and nearby uses.
2. Zoning changes should promote a balance of intensities and densities.

The proposed MF-4 zoning along an Imagine Austin Activity Corridor provides Moderate High Density in an area that has a mix of multifamily, single family, and duplex residential land uses. The intensity of these residential uses transitions from higher to lower from the Activity Corridor. This provides a balance of intensities and compatibility with the existing neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GR, MF-2-CO	Undeveloped
North	LI-CO, P	Undeveloped, Civic
South	LO, GR	Undeveloped, Public K-12 education, Civic
East	MF-2-CO, SF-2, I-RR	Multifamily, single family, duplex residential
West	Unzoned (Travis County)	Undeveloped

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0149	I-RR to LI	1-21-2014: APPRVD AS REC.: LI-CO ON CONSENT, (5-0). [R. MC DANIELS- 1ST, S. COMPTON- 2ND; J. MEEKER, P. SEEGAR ABSENT]	2-27-2014: APPRVD AS REC.: LI-CO ON CONSENT.
C14-2013-0070	I-RR to SF-3	11-5-2013: APPRVD AS REC.: SF-2, W/ CONDITIONS (R.C.), ON CONSENT (7-0). *[P. SEEGER - 1ST, G. ROJAS - 2ND]*	12-12-2013: APPRVD AS REC.: SF-2, W/ CONDITIONS (R.C.), ON CONSENT (7-0). SPELMAN- 1ST, COLE- 2ND. ORD # 20131212-104
C14-2013-0071	CS-CO-MU-NP, etc.	11-5 2013: APPRVD AS REC.: *GR-CO AND MF-2-CO AS REC. BY STAFF, ON CONSENT, (7-0) [P. SEEGER - 1ST, G. ROJAS - 2ND]*	12-12-2013: APPRVD AS REC.: *GR & MF-2-CO, W/ CONDITIONS (R.C.), ON CONSENT (7-0). SPELMAN- 1ST, COLE- 2ND. ORD* # 20131212-105

WATERSHED: Walnut Creek (Suburban) TIA: N/A

NEIGHBORHOOD ORGANIZATIONS:

Del Valle Community Coalition
Bluebonnet Hills Association
LBJ Neighborhood Association
Austin Independent School District

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Springdale Road	110'	64'	3	No	Yes	Yes
Old Manor Road	40'	25'	2	No	No	No

OTHER STAFF COMMENTS

Comprehensive Planning

Connectivity- Springdale and Old Manor Roads do not have any public sidewalks or bike lanes along this portion of the road. Bus stops are located adjacent to the property on Springdale Road and along Pecan Brook Drive. The property is located within 8/10s of a mile from the Johnson and LBJ High Schools. The area has a mix of residential, institutional and commercial uses.

Imagine Austin- The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this section of Springdale Road as an Activity Corridor. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. The following Imagine Austin policies are applicable to supporting housing:

☐LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

☐HN P1. Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

☐HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this property being situated along an Activity Corridor, which supports residential uses; and the Imagine Austin policies referenced above that supports a variety of development, including residential uses, this proposal generally supports the Imagine Austin Comprehensive Plan.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	**80%**	**90%**

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Under current watershed regulations, development or redevelopment requires water quality

control with increased capture volume and control of the 2 year storm on site.

Site Plan

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
SP2. Site plans will be required for any new development other than single-family or duplex residential.
SP3. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an Sf-5 or more restrictive zoning district will be subject to compatibility development regulations.

Transportation

ATD 1. The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 78 feet of right-of-way for Old Manor Road. It is recommended that 39 feet of right-of-way from the existing centerline should be dedicated according to the Transportation Plan at time of site plan.
ATD 2. The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 120 feet of right-of-way for Springdale Road. It is recommended that 60 feet of right-of-way from the existing centerline should be dedicated according to the Transportation Plan at time of site plan.
ATD 3. The need for a traffic impact analysis or mitigation will be assessed at the time of site plan.
ATD 4. The adjacent street characteristics table is provided below:

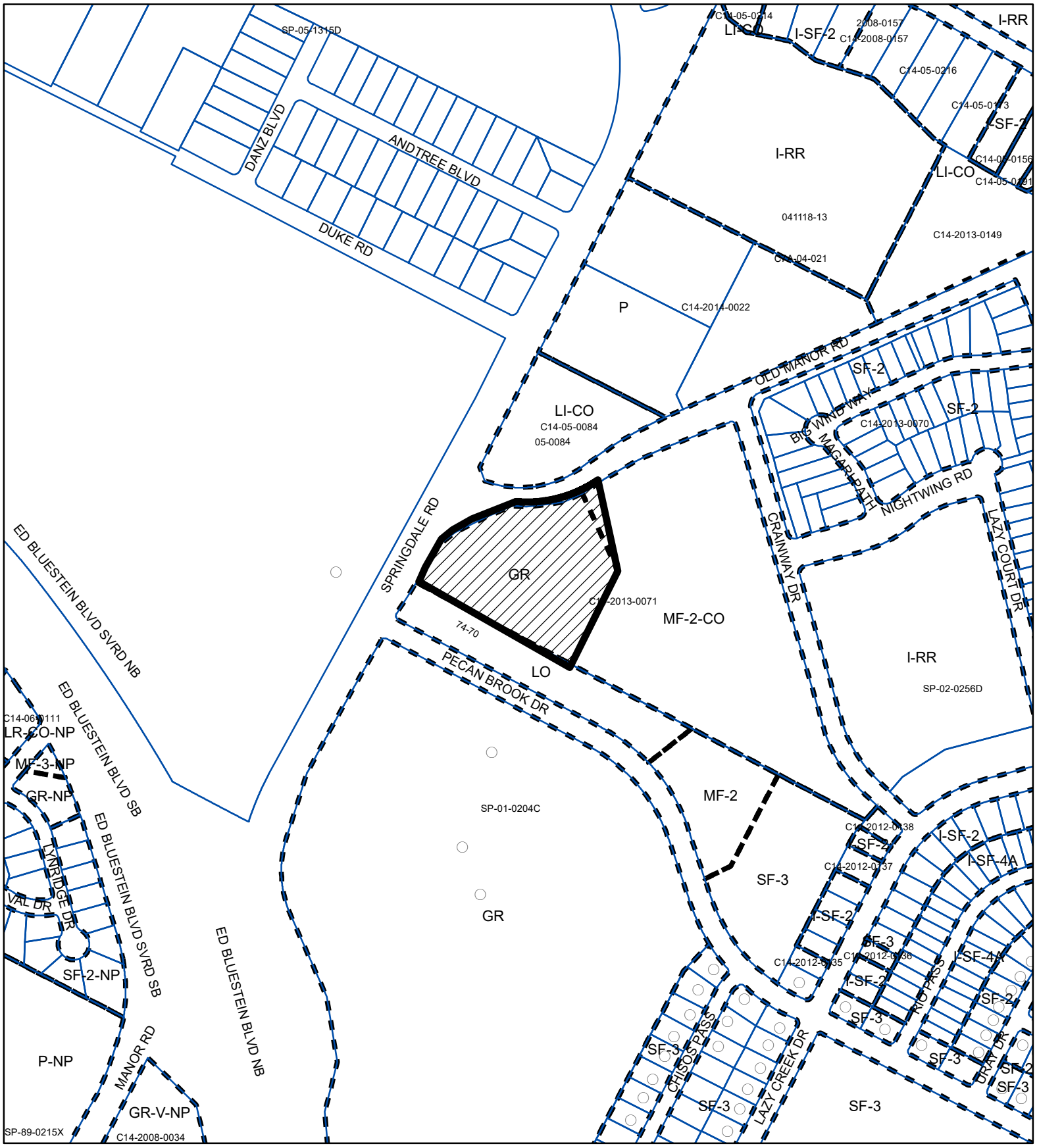
Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Springdale Road	110'	64'	3	No	Yes	Yes
Old Manor Road	40'	25'	2	No	No	No

Water and Wastewater

WW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW:

A. Zoning Map
B. Aerial Exhibit



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0002

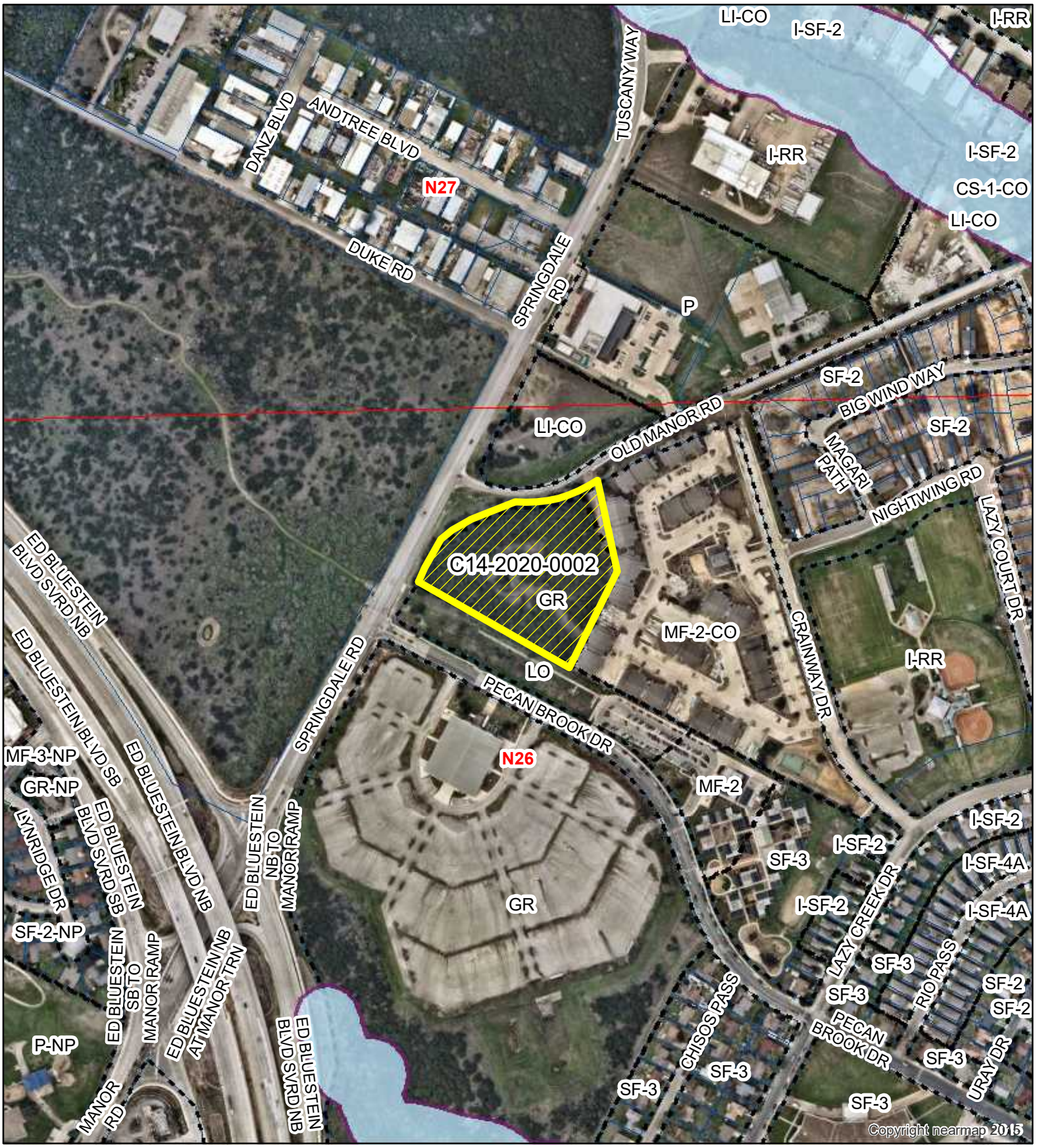
1 " = 400 '

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CITY OF AUSTIN FOUNDED 1839

Created: 1/17/2020



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C14-2020-0002

Creek Buffers

ZONING BOUNDARY

SPRINGDALE COMMONS RESIDENCES

ZONING CASE#: C14-2020-0002
LOCATION: 7701 1/2 OLD MANOR RD.
SUBJECT AREA: 5.0 Acres
GRID: N26
MANAGER: Heather Chaffin

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.